

AMENDED PRELIMINARY SITE DEVELOPMENT AND USE PLAN:

NARRATIVE

For Planned Residential Development District RD-5 (A) ("RD-5 (A)")

At

Woburn Street, Lexington, MA

Article 43

Town Meeting

Commencing March, 22 2010

Submitted January 13, 2010

Revised to March 10, 2010

PLANNED RESIDENTIAL DISTRICT NUMBER 5 (RD 5)

**PRELIMINARY SITE DEVELOPMENT AND USE PLAN
FOR LAND ADJOINING WOBURN STREET**

ARTICLE 43, 2010 ANNUAL TOWN MEETING

1. INTRODUCTION

This Preliminary Site Development and Use Plan ("PSDUP") is prepared under the provisions of Article III, § 135-14 and Article VIII, § 135-42, of the Zoning By-Law, Chapter 135 of the Code of the Town of Lexington. ("Zoning By-Law"). This PSDUP modifies an existing Planned Residential District Number 5 ("RD 5 District"), adopted by Lexington at the annual 1985 Town Meeting, and for which a Definitive Site Development and Use Plan ("DSDUP") was granted by the Town of Lexington Board of Appeals on May 22, 1986, which decision is recorded with the Middlesex Registry of Deeds at Book 17299, Page 371. This PSDUP modifies the RD 5 District by adding new parcels and new housing units and changing certain other conditions. This PSDUP supersedes in its entirety the PSDUP approved by the Town Meeting in 1985.

2. DESCRIPTION OF DISTRICT

The RD 5 District, as modified by this PSDUP, includes two phases of development, each providing 51 dwelling units, for a total of 102 dwelling units. The first phase, known as Countryside Manor, was approved by Town Meeting in 1985, and constructed thereafter. The second, known as The Manor House, is proposed to Town Meeting in 2010. The property included in this PSDUP is comprised of parcels 1A, 1B, 1C, 1D, 2 and 3A on Assessors Map 53. A Locus Context map of the area proposed for this PSDUP is attached as Appendix 1, A metes and bounds description is attached as Appendix2.

3. DEVELOPMENT PLANS

The following plans and related documents specify the standards for the RD 5 District and are to be considered regulations that affect the development of the land within the planned development zoning district:

A. Countryside Manor

Sheet No	Title	Latest Date
Sheets L-1	Existing Conditions	8-14-85
Sheets L-2	Layout and Material	2-10-86
Sheets L-3	Grading and layout	2-10-86
Sheet L-4	Planting Plan	2-10-86
Sheet L-5	Sedimentation and Erosion Controls	1-23-86
Sheet L-6	Site Details	2-10-86
Sheet L-7	Road Profile and Section	2-10-86

B. The Manor House

Sheet No	Title	Latest Date
Sheet 3	Property Rights and Dimensional Standards Plan, Meridian Associates, Inc.	3-8-2010
Sheet 4	Site Construction Plan, Meridian Associates, Inc.	2-18-2010

Sheet 6	Landscape / Site Lighting Plan, Meridian Associates, Inc.	2-18-2010
Sheet 8	Schematic Floor Plans and Sections, Lowe Associates Architects, Inc.	2-18-2010
Sheet 9	Site Section, Meridian Associates, Inc.	2-18-2010
Sheet 10	Perspective View from Woburn Street, Lowe Associates Architects, Inc	2-18-2010

C. List of Appendices

1.	Locus Context Map	2-18-2010
2.	Legal Description (Metes and Bounds)	
3.	Memorandum of Understanding	
4.	Preliminary Stormwater Analysis, Meridian Associates,	1-12-2010
5.	Traffic Study, by Transportation Engineering, Planning and Policy (TEPP, LLC)	1-12-2010

4. SCHEDULE OF DWELLING UNITS

The fifty one (51) units in Countryside Manor are contained in eight (8) multi family structures. The fifty one (51) units to be added by the Manor House will be constructed in a single multifamily dwelling.

A. Countryside Manor Table of Rental Units

No. of Units	Type of Structure	Rent Level	Size (Square Feet)
13	2 BR Apartment	Max 80% AMI	952 ±
12	2 BR townhouse	80% – 120% AMI	1,044 ±
26	2 BR townhouse	Market	1,300 ±
51	TOTAL UNITS		

B. Manor House Table of Condominium Units

No. of Units	Type of Structure	Estimated Sales Price	Size (Square Feet)
5	2 BR Condominium	Max 80% AMI	1,200 SF ±
1	1 BR Condominium	Max 80% AMI	900 ±
44	2 BR Condominium	Market	1,200 SF ±
1	1 BR Condominium	Market	900 ±
51	TOTAL UNITS		

As of the time of the submittal of this PSDUP, the estimated sales price of the market rate condominium units to be constructed in the Manor House is \$250,000.00 to \$350,000.00; the existing rental rate of the units in Countryside Manor is \$900.00 to \$1700.00 for affordable units and \$1,700.00 to \$2,800.00 for market rate rents.

5. TABLE OF DEVELOPMENT DATA

Development Data	Existing	Proposed	Allowed/Required
	Lot 3A	Lots 1A-1D, 2 and 3A	
Total Land Area	412,814 ± SF	519,561 ± SF	125,000 SF (MIN)
Area in Vegetated Wetland*	127,679 ± SF	127,679 ± SF	N/A
Developable Site Area	285,135 ± SF	391,882+ SF	N/A
Area Site Coverage of Bldgs.	40,766 ± SF	67,830 ± SF	129,890 ± SF
Percent (%) Site Coverage of Bldgs.	10% ±	13% ±	25% (MAX)

Impervious Surface	96,371 ± SF	144,467 ± SF	156,752 SF (MAX)
Impervious Surface Ratio	0.34	0.37	0.40 (MAX)
Frontage of the Tract	524.32 ± FT	706 ± FT	100 FT (MIN)
Yard Setbacks on Perimeter of Tract			
Front (Countryside Manor)	43 ± FT	43 ± FT	40 FT (MIN)
Side/Rear (Countryside Manor)	45 ± FT	45 ± FT	30 FT (MIN)
Front (Manor House)	N/A	99 ± FT	40 FT (MIN)
Side/Rear (Manor House)	N/A	63 ± FT	30 FT (MIN)
Height of Building (Manor House)	N/A	39.6 FT	40 FT (MAX)
Area Common Open Space	188,764 ± SF	247,415 ± SF	39,188 SF (MIN)
Percent (%) Common Open Space	66%	63%	10% (MIN)
Residential Gross Floor Area	77,348 ± SF	178,603 ± SF	N/A
Residential Net Floor Area	63,144 ± SF	125,487 ± SF	N/A
Residential Gross Floor Area of Manor House	-	101,255 ± SF	N/A
Residential Net Floor Area of Manor	-	62,343 ± SF	N/A

House			
No. of Dwelling Units	51 (one unit is on Lot 2)	102 (51 New)	N/A
Density of Dwellings (Units/Acre)	5.38	8.55	N/A
No. Off Street Parking Spaces	83	171 (88 New)	153
Length of Street	N/A	N/A	N/A
Area Within Street Row	N/A	N/A	N/A
Parking Setbacks			
Front Lot Lines	27'	25'	25'
Side Lot Lines	8.7'	8'	8'
Buildings	10'	25'	5'

* The Site Construction Plan states, "The wetland delineation depicted on this plan was compiled from a plan entitled Land Title Survey prepared by Meridian Engineering Inc. and dated December 8, 1988."

6. TENURE

- A. Countryside Manor. It is anticipated that a special permit granted pursuant to this PSDUP will require that the 51 units at Countryside Manor be maintained as rental housing..
- B. The Manor House. It is anticipated that a special permit granted pursuant to this PSDUP will require that the 51 units in the Manor House will be condominium units.

7. AFFORDABLE HOUSING

The RD 5 District shall contain affordable units, summarized in Section 4 (the Schedule of Dwelling Units) and as further described below. For the purposes of Lexington's compliance with its obligations under M.G.L. Chapter 40B, the owner(s) of all of the properties in the RD 5 District and the Town of Lexington shall cooperate to ensure that all dwelling units in this PSDUP, which are eligible under regulations of the Department of

Housing and Community Development (DHCD) for inclusion on the Massachusetts's Subsidized Housing Inventory compiled by the DHCD of Low or Moderate Income Housing units in Lexington, shall be included therein.

Countryside Manor will include thirteen (13) rental units to be reserved for households earning not more than eighty percent (80%) of the median household income for the Boston Primary Metropolitan Statistical Area (PMSA) and twelve (12) rental units affordable at between 80% and 120% of the Boston PMSA Area Median Income.

The Manor House will include six (6) ownership units, to be reserved for households earning not more than eighty percent (80%) of the median household income for the Boston Primary Metropolitan Statistical Area (PMSA).

8. DEVELOPMENT AGREEMENT

The Town and Developer have executed a Memorandum of Understanding (MOU), a copy of which is included as Appendix 3, that defines the scope and substance of the voluntary proffers made by the petitioner, as mitigating measures and cost sharing, to address the requirements of Article XII, §§ 135-71 through 135-73 of the 2009 Lexington Zoning By-law.

The terms and conditions of this MOU are incorporated by reference and made a part hereof, and shall bind the owners and their successors in interest in the property. This MOU is a binding contract and shall also be enforceable in law or equity by the contracting parties only and their successors and assigns in the Massachusetts courts of competent jurisdiction.

9. SPECIAL PERMIT

The Special Permit Granting Authority may grant a special permit with site plan review (SPS) for this development providing it makes a determination that the PSDUP submitted to it conforms substantially to this PSDUP.

10. TEXT CONTROLS

In the case of a conflict or inconsistency between the text of the preliminary site development and use plan and plans or other exhibits attached to it, the text shall control.

11. OBLIGATIONS OF DEVELOPER AND SUCCESSORS IN INTEREST

The developer will execute one or more recordable covenants, restrictions, agreements or grants running for the benefit of the Town and containing restrictions, including rental and income restrictions, binding on the developer and its successors in interest in the property to enforce the agreements and obligations of the developer to create and maintain the specified number of units in Countryside Manor as affordable rental housing and the specified number of units in the Manor House as affordable ownership units in accordance with the PSDUP and with the terms and conditions of any Special Permit issued to the

developer, all in form and substance acceptable to the Board of Selectmen and the Planning Board.

Any sale or transfer of rights or interests in the development shall include a condition that successors are bound to the terms and conditions of this PSDUP and of any SPS and DSDUP granted for this RD 5 District.